087.0	0007	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	791,900 / 791,900
					USE VALUE:	791,900 / 791,900
					ASSESSED:	791,900 / 791,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANDERS ROBERT RICHARD
Owner 2:	GUSTAFSON GAIL J
Owner 3:	
Street 1:	58 OAK HILL DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,136 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 2023 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9136.000	306,000		485,900	791,900
Total Card	0.210	306,000		485,900	791,900
Total Parcel	0.210	306,000		485,900	791,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.45 | /Parcel: 391.4

Legal Description

User Acct

55371

GIS Ref

GIS Ref

Insp Date

10/16/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 087.0-0007-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	306,100	0	9,136.	485,900	792,000	792,000	Year End Roll	12/18/2019
2019	101	FV	238,600	0	9,136.	451,200	689,800	689,800	Year End Roll	1/3/2019
2018	101	FV	238,600	0	9,136.	451,200	689,800	689,800	Year End Roll	12/20/2017
2017	101	FV	238,600	0	9,136.	395,600	634,200	634,200	Year End Roll	1/3/2017
2016	101	FV	238,600	0	9,136.	360,900	599,500	599,500	Year End	1/4/2016
2015	101	FV	232,800	0	9,136.	319,300	552,100	552,100	Year End Roll	12/11/2014
2014	101	FV	232,800	0	9,136.	301,900	534,700	534,700	Year End Roll	12/16/2013
2013	101	FV	170,300	0	9,136.	287,300	457,600	457,600		12/13/2012

!7115!

PRINT

Date	Time
12/10/20	21:47:29

LAST REV

Date	Time
08/12/19	10:07:36

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7115

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUFFAKER MICHAE	22343-242		8/28/1992		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2017	877	Wood Dec	23,400	C				
11/15/2013	1694	Manual	4,000	C				
10/10/2012	1292	Addition	150,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	BS	Barbara S
2/3/2014	Info Fm Prmt	EMK	Ellen K
7/29/2013	Meas/Inspect	JBS	JOHN S
1/6/2009	Meas/Inspect	189	PATRIOT
11/6/2008	Meas/Inspect	CC	Chris C
4/13/2000	Meas/Inspect	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	55371
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9136		Sq. Ft.	Site		0	70.	0.76	12									485,856						485,900	

Total AC/HA:	0.20973	Total SF/SM:	9136	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	485,856	Spl Credit		Total:	485,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16903114
Const Adj.:	0.98990101
Adj $ / SQ:	144.653
Other Features:	92710
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	443532
Depreciation:	137495
Depreciated Total:	306037

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

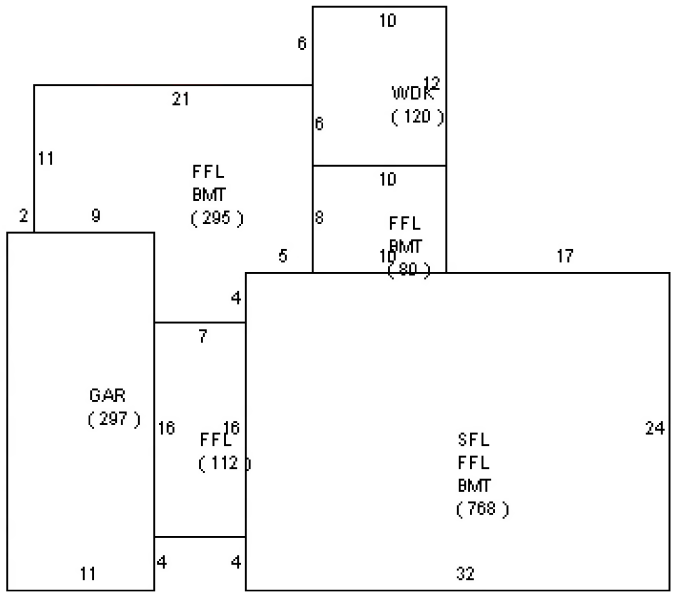
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	144.65
Special Features:	0	Val/Su Net:	85.40
Final Total:	306000	Val/Su SzAd	151.26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,255	144.650	181,540
BMT	Basement	1,143	43.400	49,602
SFL	Second Floor	768	144.650	111,094
GAR	Garage	297	23.180	6,885
WDK	Deck	120	14.190	1,703

Net Sketched Area:	3,583	Total:	350,824
Size Ad	2023	Gross Are	3583	FinArea	2023
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

087.0-0007-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	